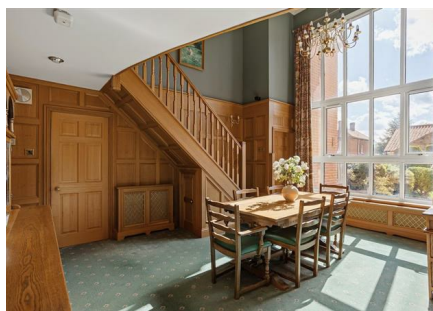


ROUNTHWAITE & WOODHEAD

MARKET PLACE, PICKERING, NORTH YORKSHIRE, YO18 7AA Tel: (01751) 472800 Fax: (01751) 472040



MARTON HOUSE, 5 PIPERS ACRE, PICKERING, YO18 8NZ

An individually designed town house standing proudly at the end of a highly regarded close

Entrance Hall	Dining Room	Three Further Bedrooms	Attached Garage
Dining Kitchen	Sitting Room	(Master En Suite)	Garden
Utility Room	Ground Floor Bedroom 4	House Bathroom	Outbuildings
Boot Room	(En Suite Bathroom)	Gas Central Heating	Drive Parking
Cloakroom	Garden Room	Double Glazing	EPC Rating C

PRICE GUIDE £575,000

Also at: 26 Market Place, Kirkbymoorside Tel: (01751) 430034 & 53 Market Place, Malton Tel: (01653) 600747
Email: rounthwaite-woodhead@btconnect.com

www.rounthwaite-woodhead.co.uk

Description

Pipers Acre is a highly regarded close located but a five minute westerly walk from the amenities and market place of Pickering. It is a quiet development of six quite different looking, yet sizeable, detached houses and bungalows that were built in the 1990's on the grounds of the historically significant Swainsea House that stands prominently at the entrance to the street. The current owners family commissioned the build and it has been in their ownership since.

Marton House stands at the end of Pipers Acre with a Southerly front aspect. This detached house is most noticeable for its floor to ceiling glazed wall in the middle of the front facade that drenches the dining room and the galleried landing above with light. The house itself offers accommodation over two floors with a dining kitchen, sitting room, and flamboyant dining room. The ground floor also has a garden room and a further reception room that has been utilised as a ground floor bedroom with its own en suite bathroom. Off the kitchen there is also a separate utility room, boot/store room and access to the garage. Up the turned wooden staircase there are three further double bedrooms with the master having its own walk in closet and en suite bathroom. There is an additional house bathroom to serve the other two bedrooms.

Outside there is a brick set drive offering parking for numerous vehicles and a lawned garden that wraps around the house.

General Information

Location: Pickering is an attractive market town situated along the A170, Thirsk to Scarborough road. It is a short drive to the east coast and to the surrounding market towns of Helmsley and Malton. Malton has a train station with regular links to the City of York and the London to Edinburgh service beyond. Pickering has an active Monday Street market, a good selection of shops, schools for all ages and amenities which include doctors surgery, dentists, vets and library. There are interesting places to visit such as the Beck Isle Farming Museum, Pickering Castle, the North York Moors Steam Railway and the nearby Dalby Forest.

Services: Mains water, gas and electricity are connected. Connection to mains drains. Solar Panels.

Council Tax: We are informed by North Yorkshire Council that Swainsea House falls into band G

Tenure: We are advised by the Vendors that the property is freehold and vacant possession will be given upon completion.

Directions: Travelling into Pickering from a Westerly (Kirkbymoorside) direction take the first available left turn, after the Middleton Petrol Station onto Middleton Road. Continue for approximately half a mile with Pipers Acre being located on the left hand side and Marton House positioned at the end of the close. What3Words: wires.backers.wimp

Viewing Arrangements: Strictly by prior appointment through the Agents:

Messrs Rounthwaite & Woodhead, Market Place, Pickering. Telephone: 01751 472800/430034



Accommodation

Ground Floor

Approx. 151.2 sq. metres (1627.8 sq. feet)



First Floor

Approx. 109.1 sq. metres (1174.7 sq. feet)

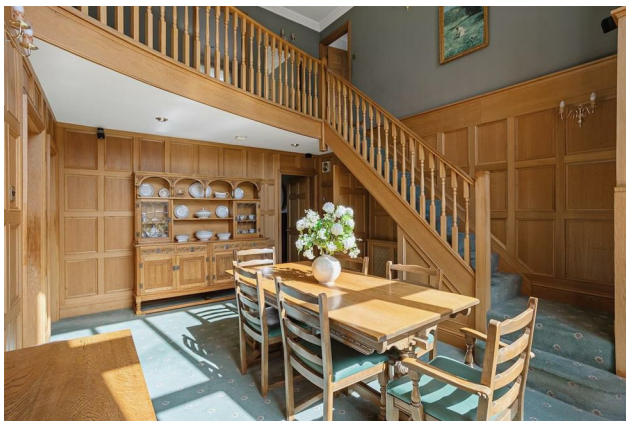


Total area: approx. 260.4 sq. metres (2802.4 sq. feet)

5 Pipers Acre, Pickering

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
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